



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

August 10, 2015

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Jaime Ramiro Diaz

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **August 20, 2015**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

e-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Election of Officers
- C. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 067-15

Applicant or Agent: Matthew Osborne, Steve Goulet
Property Location: 7041 Roy Street **Zip:** 70124
Bounding Streets: Roy St., New Orleans - Hammond Hwy., Fleur De Lis Dr., & Hay Pl.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 25
Proposed Use: Single-Family Residence **Lot Number:** 31-A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.8 of the Comprehensive Zoning Ordinance

Request: This request is to permit one (1) parking space in the required corner lot front yard.

Requested Waiver:

Section 9A.1.8. – Parking in Front Yards

Permitted: 0 Proposed: 1 Space Waiver: 1 Space



ITEM 2 – Docket Number: 068-15

Applicant or Agent: Charles Neyrey, McDonogh 31, LLC
Property Location: 800-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 19
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area, insufficient minimum depth of front yard, and insufficient minimum corner side yard width.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,080 sq. ft. Waiver: 520 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 5' Waiver: 15'

Section 4.6.7 (Table 4.F) – Minimum Corner Side Yard Width

Required: 3'-9" Provided: 3' Waiver: 9"



ITEM 3 – Docket Number: 069-15

Applicant or Agent: Charles Neyrey, McDonogh 31, LLC
Property Location: 800-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum depth of front yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,078 sq. ft. Waiver: 522 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 6' Waiver: 14'



ITEM 4 – Docket Number: 081-15

Applicant or Agent: 515 Toulouse, L.L.C., Harry Baker Smith Architects II
Property Location: 515-531 Toulouse St., 516-520 Wilkinson St. **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: N/A **Planning District:** 1b
Existing Use: Vacant Mixed-Use **Square Number:** 26
Proposed Use: Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building to a mixed-use structure with excessive height and with insufficient minimum lot area per dwelling unit.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Maximum Height

Required: 50 feet Provided: 55 feet Waiver: 5 feet

Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit

Required 800 sq. ft. Provided: 593 sq. ft. Waiver: 207 sq. ft. (for 516 Wilkinson)

Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit

Required 800 sq. ft. Provided: 685 sq. ft. Waiver: 115 sq. ft. (for 515 Toulouse)



ITEM 5 – Docket Number: 085-15

Applicant or Agent: D-Barlo, L.L.C., John T. Campo, Jr.
Property Location: 744 St. Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Church St., Girod St., & Julia St.
Zoning District: CBD-7 Central Business District
Historic District: Lafayette Square **Planning District:** 1a
Existing Use: Vacant Office Building **Square Number:** 180
Proposed Use: Hotel **Lot Number:** 5, 6
Project Planner: Arlen D. Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the waiver of one off-street loading space where two are required and one will be provided.

Requested Waiver:

Section 15.3.1 (Table 15.G) – Off-Street Loading

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 6 – Docket Number: 100-15

Applicant or Agent: Charlette Joseph, Darrell Joseph
Property Location: 2131 Spain Street **Zip:** 70117
Bounding Streets: Spain St., N. Miro St., St. Roch Av., & N. Galvez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 1062
Proposed Use: Single-Family Residence **Lot Number:** 9
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit off-street parking in the required front yard area. **(AFTER THE FACT)**

Requested Waiver:

Section 15.2.3 - Parking in Front Yards

Permitted: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces



ITEM 7 – Docket Number: 109-15

Applicant or Agent: Brian Gille, Fred S. Boughton, Jr.
Property Location: 1325 Jefferson Street **Zip:** 70115
Bounding Streets: Jefferson Ave., Prytania St., Leontine St., & Perrier St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 352
Proposed Use: Single-Family Residence **Lot Number:** K
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) off-street parking space in the required front yard area.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 8 – Docket Number: 110-15

Applicant or Agent: Brian Gille, Whiton Paine
Property Location: 329 Joseph Street **Zip:** 70115
Bounding Streets: Joseph St., Annunciation St., Tchoupitoulas St., & Octavia St.
Zoning District: RD-4 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 130
Proposed Use: Single-Family Residence **Lot Number:** 5, 6
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.7.7 (Table 4.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to a single-family residence with insufficient minimum depth of rear yard.

Requested Waiver:

Section 4.7.7 (Table 4.G) – Minimum Depth of Rear Yard

Required: 20' Provided: 11'-5" Waiver: 8'-7"



ITEM 9 – Docket Number: 081-15

Applicant or Agent: Brian R. Weiss
Property Location: 4209 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Solomon St., N. Hennessy St., & Dumaine St.
Zoning District: LRD-2 Lakewood/Parkview Two-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 567
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height. **(AFTER THE FACT)**

Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7' Provided: 8' Waiver: 1'



ITEM 10 – Docket Number: 114-15

Applicant or Agent: Holly & Smith Architects, Fillmore Hospitality
Property Location: 632 Tchoupitoulas Street **Zip:** 70130
Bounding Streets: Tchoupitoulas St., Lafayette St., Girod St., & Commerce St.
Zoning District: CBD-8 Central Business District
Historic District: Warehouse District **Planning District:** 1a
Existing Use: Vacant Lot **Square Number:** 60
Proposed Use: Hotel **Lot Number:** 2, 3, 4, 26, 27, 55A,
Project Planner: Tyler Antrup, Dubravka Gilic (tjantrup@nola.gov) 57, 59, 61

Request Citation: This request is for variances from the provisions of Article 6, Section 6.9.7 (Table 6.I), Article 15, Section 15.2.1 (Table 15.A), and Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a hotel with insufficient minimum open space ratio, insufficient minimum interior lot setback from lowest residential level with windows, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:**Section 6.9.7 (Table 6.I) – Open Space Ratio**

Required: 1,560 sq. ft. Provided: 0 sq. ft. Waiver: 1,560 sq. ft.

Section 6.9.7 (Table 6.I) – Minimum Interior Lot Building Setback

Required: 20' Provided: 0' Waiver: 20'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 54 Spaces Provided: 0 Spaces Waiver: 54 Spaces

Section 15.3.1 (Table 15.G) – Off-Street Loading

Required: 3 Spaces Provided: 0 Spaces Waiver: 3 Spaces

**ITEM 11 – Docket Number: 120-15**

Applicant or Agent: Joseph Hermo
Property Location: 6744 General Haig Street **Zip:** 70124
Bounding Streets: General Haig St., Chapelle St., Fillmore St., & Orleans Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 128
Proposed Use: Two-Family Residence (Party Wall) **Lot Number:** 11, Pt. 10
Project Planner: Arlen D Brunson (adbrunson@nola.gov) (Proposed 11-A)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 111/13, to permit the creation of a lot with insufficient minimum lot width.

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Width

Required: 40'

Proposed: 38.23'

Waiver: 1.75'



ITEM 12 – Docket Number: 121-15

Applicant or Agent: Joseph Herno
Property Location: 6749 General Haig Street **Zip:** 70124
Bounding Streets: General Haig St., Chapelle St., Fillmore St., & Orleans Ave.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** 128
Proposed Use: Two-Family Residence (Party Wall) **Lot Number:** Pt. 10, 9
Project Planner: Arlen D Brunson (adbrunson@nola.gov) (Proposed 9A)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.7 (Table 9A.A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 111/13, to permit the creation of a lot with insufficient minimum lot width.

Requested Waiver:

Section 9A.1.7 (Table 9A.A) – Minimum Lot Width

Required: 40'

Proposed: 36.75'

Waiver: 3.25'



ITEM 13 – Docket Number: 122-15

Applicant or Agent: John Underwood
Property Location: 2122 Josephine Street **Zip:** 70113
Bounding Streets: Josephine St., Simon Bolivar St., S. Sartagoa St., & Jackson Ave.
Zoning District: RM-4 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 298
Proposed Use: Single-Family Residence **Lot Number:** Y
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L) and Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a single-family residence to a two-family residence with insufficient side yard setback and insufficient off-street parking.

Requested Waivers:

Article 4, Section 4.12.7 (Table 4.L) – Minimum Side Yard Width (Saratoga St. Side)

Required: 3’ Provided: 2’-10” Waiver: 2”

Article 4, Section 4.12.7 (Table 4.L) – Area Regulations (Minimum Side Yard Setback)

Required: 3’ Provided: 1’-7” Waiver: 1’-5”



ITEM 14 – Docket Number: 127-15

Applicant or Agent: Harry Baker Smith Architects, Donna W. Levin
Property Location: 917 Conti Street **Zip:** 70112
Bounding Streets: Conti St., Burgundy St., St. Louis St., & Dauphine St.
Zoning District: VCR-1 Vieux Carré Residential District
Historic District: N/A **Planning District:** 1b
Existing Use: Museum **Square Number:** 91
Proposed Use: Multiple-Family Residential (18 units) **Lot Number:** D22, 23 & 24
Project Planner: Brittany B DesRocher, Dubravka Gilic (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.2.7 (Table 8.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a museum into eighteen (18) dwelling units with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 8.2.7 (Table 8A) – Minimum Lot Area per Dwelling Unit

Required: 16,200 sq. ft. Provided: 12,055 sq. ft. Waiver: 4,145 sq. ft.

D. BZA Dockets – New Business

ITEM 15 – Docket Number: 131-15

Applicant or Agent: Arica Pittman Smith
Property Location: 4939 S Galvez St **Zip:** 70125
Bounding Streets: S. Galvez St., Upperline St., S. Miro St. & Robert St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 743
Proposed Use: Single-Family Residence **Lot Number:** L
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3 and Article 15 Section 15.2.3(5) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a circular drive with one (1) parking space in the required front yard area, and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 - Parking in Front Yards

Required: Not Permitted Provided: 1 Space Waiver: 1 Space

Section 15.2.3(5) – Circular Drive Standards

Required: Not Permitted Provided: Circular Waiver: Circular Driveway

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Permitted: ≤40% Provided: 80% Waiver: 40%



ITEM 16 – Docket Number: 132-15

Applicant or Agent: Daniel Fribush
Property Location: 800 Louisiana Ave., 3401 Annunciation **Zip:** 70115
Bounding Streets: Louisiana Ave., Annunciation St., Delachaise St., & Laurel St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 158
Proposed Use: Two-Family Residence **Lot Number:** 8
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for variances from the provision of Article 15, Section 15.6.1 and Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height, and an accessory structure with insufficient distance from the rear property line. **(After the Fact)**

Requested Waivers:

Section 15.6.1 - Fence Height

Required: 7' Provided: 11' Waiver: 4'

Section 15.5.12(2) – Accessory Buildings and Structures (Rear Yards – Distance from Rear Property Line)

Required: 3' Provided: 1' -6" Waiver: 1' -6"



ITEM 17 – Docket Number: 133-15

Applicant or Agent: Charlene Smith
Property Location: 3330 St Anthony Ave **Zip:** 70122
Bounding Streets: St. Anthony Ave., Humanity St., Annette St., & Pleasure St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 2140
Proposed Use: Single-Family Residence **Lot Number:** F
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12 (4) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence excessive front yard depth, an accessory garage located in the required front yard with excessive height.

Requested Waiver:

Section 15.5.12(4) – Accessory Structures (Height)

Required: 14'

Provided: 20'

Waiver: 6'



ITEM 18 – Docket Number: 134-15

Applicant or Agent: Franco Nicolosi, 1307-11 Jefferson LLC

Property Location: 1301-1311 Jefferson Avenue **Zip:** 70115

Bounding Streets: Jefferson Ave., Prytania St., Leontine St. & Perrier St.

Zoning District: RD-2 Two-Family Residential District

Historic District: N/A

Planning District: Planning

Existing Use: Two-Family Residence

Square Number: 352

Proposed Use: Two Single-Family Residences

Lot Number: 1, 2

Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4 - Location on a Lot Required.

Required: 1 Main Use Provided: 2 Main Uses

Waiver: 1 Main Use



ITEM 19– Docket Number: 135-15

Applicant or Agent: Clifton Apperson

Property Location: 3011-3013 Dauphine Street **Zip:** 70117

Bounding Streets: Dauphine St., Burgundy St., Montegut St., & Clouet St.

Zoning District: RD-3 Two-Family Residential District

Historic District: Bywater

Planning District: Planning

Existing Use: Single-Family Residence

Square Number: 251

Proposed Use: Single-Family Residence

Lot Number: 3

Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for a variance from the provision of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height.

Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7' Provided: 9' Waiver: 2'



ITEM 20– Docket Number: 136-15

Applicant or Agent: 222 Decatur LLC, Michael Cajski
Property Location: 222-224 Decatur Street **Zip:** 70130
Bounding Streets: Decatur St., Clinton St., Iberville St., & Bienville St.
Zoning District: VCE-1 Vieux Carré Entertainment District
Historic District: N/A **Planning District:** 1b
Existing Use: Office and Retail **Square Number:** 7
Proposed Use: Multi-Family Residence & Commercial **Lot Number:** 8
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.8.8 (Table 8.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family dwelling with insufficient lot area per dwelling unit.

Requested Waiver:

Section 8.8.8 (Table 8.G) – Lot Area per Dwelling Unit

Required: 600 sq ft. Provided: 344 sq. ft. Waiver: 266 sq. ft.



ITEM 21– Docket Number: 137-15

Applicant or Agent: Terry J. Dantin
Property Location: 8212 Birch Street **Zip:** 70118
Bounding Streets: Birch St., Dante St., Dublin St., & Jeannette St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Single-Family Residence **Square Number:** 195
Proposed Use: Single-Family Residence **Lot Number:** 28
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Rear Yard Setback); Article 14, Section 14.7.4 (Special yard exception) and Article 15, Section 15.5.11 (Lot Coverage) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a home with insufficient rear yard setback, insufficient lot width, insufficient lot depth, and insufficient lot coverage.

Requested Waivers:

Section 4.5.7 (Table 4.E) - Rear yard setback

Permitted: 20' Provided: 3' Waiver: 17'

Section 15.5.11 - Lot Coverage

Permitted: 60%' Provided: 77.8% Waiver: 17.8%



ITEM 22– Docket Number: 138-15

Applicant or Agent: Rawlins and Laura Colomb
Property Location: 220 Hay Place **Zip:** 70124
Bounding Streets: Hay Place, Stafford Place, Fleur de Lis Dr. & Pontchartrain Blvd.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 21
Proposed Use: Single-Family Residence **Lot Number:** 66
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions Article 15, Section 15.5.7(1b) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the placement of a mechanical equipment platform in the side yard area with less than two feet (2') open to the sky between the farthest projection and the lot line. **(AFTER THE FACT)**

Requested Waiver:

Section 15.5.7(1b) - Yards and Open Space Generally (Open to the Sky)

Required: 2' Provided: .5' Waiver: 1' - 7"



ITEM 23– Docket Number: 139-15

Applicant or Agent: Youth Rebuilding New Orleans, Inc.
Property Location: 2754 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., N. White St., N. Broad St., & Orleans Avenue
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 357
Proposed Use: Two-Family Residence **Lot Number:** 2
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) and of Article 15, Section 15.2.1 (Table 15. A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient lot area, insufficient lot depth, insufficient rear yard area and insufficient off-street parking.

Requested Waivers:

Section 4.6.7 (Table 4.F) - Minimum Lot Area

Required: 3,600 sq. ft. Proposed: 2,567 sq. ft. Waiver: 1,033 sq. ft.

Section 4.6.7 (Table 4.F) - Lot Depth

Permitted: 90' Provided: 86.8' Waiver: 4.2'

Section 4.6.7 (Table 4.F)- Minimum Depth of Rear Yard

Required: 20' Provided: 15' Waiver: 5'

Section 15.2.1 (Table 15.A) - Off-Street Parking

Required: 7 Spaces Proposed: 6 Spaces Waiver: 1 Space



ITEM 24– Docket Number: 140-15

Applicant or Agent: Richard S. Spangenberg
Property Location: 3007-3009 Dauphine Street **Zip:** 70117
Bounding Streets: Dauphine St., Montegut St., Clouet St., Burgundy St., & Montegut St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 251
Proposed Use: Single-Family Residence **Lot Number:** B, D
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for a variance from the provision of Article 15, Section 15.6.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a fence with excessive height. **(AFTER THE FACT)**

Requested Waiver:

Section 15.6.1 - Fence Height

Required: 7' Provided: 9'- 6" Waiver: 2'-6"



ITEM 25– Docket Number: 141-15

Applicant or Agent: Nicholas J. Nicolay

Property Location: 6409 Caldwell Drive **Zip:** 70122
Bounding Streets: Caldwell Dr., Oriole St., Carlson Dr., & Killdeer St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 30
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory structure with excessive height.

Requested Waiver:

Article 15, Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 19'-10" Waiver: 5'-10"



ITEM 26– Docket Number: 142-15

Applicant or Agent: Andrea St. Paul Bland
Property Location: 3516-3524 Chestnut Street **Zip:** 70115
Bounding Streets: Chestnut St., Aline St., Foucher St., & Camp St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 272
Proposed Use: Two-Family Residence **Lot Number:** 13, 14
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 058/15, to permit the creation of a lot with insufficient rear yard depth.

Requested Waiver:

Section 4.5.7 (Table 4.C) – Minimum Rear Yard Depth

Required: 20' Provided: 8' Waiver: 12'



ITEM 27– Docket Number: 143-15

Applicant or Agent: Nick Galiano, Eddy Mitchell

Property Location: 2300 Conti Street **Zip:** 70119
Bounding Streets: Conti St., Bienville St., N. Miro Street & N. Tonti St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 301
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence on a lot with insufficient lot depth that was historically in common ownership with a neighboring property.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth

Required: 90'

Provided: 87'

Waiver: 3'



ITEM 28– Docket Number: 144-15

Applicant or Agent: Daniel J. Shapiro
Property Location: 2418 Joseph Street **Zip:** 70115
Bounding Streets: Joseph St., Magnolia St., Clara St., & Nashville Ave.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Single-Family Residence **Square Number:** 87
Proposed Use: Two-Family Residence **Lot Number:** 6
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a single-family home to a two-family home with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 29– Docket Number: 145-15

Applicant or Agent: Bavido Architecture, Sam Bavido, Fiona D. Shore
Property Location: 824 Filmore Avenue **Zip:** 70124
Bounding Streets: Filmore Ave., Memphis St., General Diaz St., & Porteous St.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 159
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Sections 15.5.12(9) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory swimming pool with insufficient distance from the rear lot line.

Requested Waiver:

Section Sections 15.5.12(9) - Accessory Swimming Pool Distance from Lot Line

Required: 4' Proposed: 2' Waiver: 2'



ITEM 30– Docket Number: 146-15

Applicant or Agent: John and Stephanie Barksdale, Dennis Brady
Property Location: 1331 3rd Street **Zip:** 70130
Bounding Streets: Third St., Coliseum St., Second St., & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 182
Proposed Use: Single-Family Residence **Lot Number:** 10
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.5.12(2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive coverage of the required rear yard area.

Requested Waiver:

Section 15.5.12(2) - Accessory Buildings and Structures (Rear Yard Coverage)

Required: 60% Proposed: 45.8% Waiver: 14.8%



ITEM 31– Docket Number: 147-15

Applicant or Agent: Patrice Tobler
Property Location: 1337 Mithra Street **Zip:** 70122
Bounding Streets: Mithra St., Cartier Ave., St. Bernard Ave., & Crescent St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 37
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for a variance from the provisions Article 15, Section 15.5.7(1b) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the placement of a mechanical equipment platform in the side yard area with less than two feet (2') open to the sky between the farthest projection and the lot line. **(AFTER THE FACT)**

Requested Waiver:

Section 15.5.7(1b) - Yards and Open Space Generally (Open to the Sky)

Required: 2' Provided: 0' Waiver: 2'



ITEM 32– Docket Number: 148-15

Applicant or Agent: Robert A. Segura
Property Location: 741 Robert E. Lee Boulevard **Zip:** 70124
Bounding Streets: Robert E. Lee Blvd., Ring St., Gem St., Emerald St., & General Haig St.
Zoning District: LRS-2 Lake Vista and Lake Shore Single-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Vacant Lot **Square Number:** 19
Proposed Use: Single-Family Residence **Lot Number:** 42
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9, Section 9A.2.7 (Table 9A.B) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family home with insufficient rear yard setback.

Requested Waiver:

Section 9A.2.7 (Table 9A.B) – Rear Yards

Permitted: 15’ Proposed: 6’ Waiver: 9’



ITEM 33– Docket Number: 149-15

Applicant or Agent: R. Joshua Koch, Jr.
Property Location: 1323 Webster Street **Zip:** 70118
Bounding Streets: Webster St., Pitt St., State St., & Prytania St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 49
Proposed Use: Single-Family Residence **Lot Number:** A-1
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provision of Article 15, Sections 15.5.12 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with insufficient distance from the rear property line.

Requested Waiver:

Section 15.5.12(2) - Accessory Buildings - Rear Yards - Distance from Rear Property Line

Required: 3’ Proposed: 0’ Waiver: 3’



ITEM 34– Docket Number: 150-15

Applicant or Agent: Trahan Architects, Jonathon Irpino
Property Location: 1818 Burgundy Street **Zip:** 70116
Bounding Streets: Burgundy St., Kerlerec St., St. Anthony St., & Dauphine St.
Zoning District: HMR-1 Historic Marigny/Treme Residential District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Vacant Building **Square Number:** 264
Proposed Use: Multi-Family Residential **Lot Number:** 36A
Project Planner: Arlen D Brunson (adbrunson@nola.gov)

Request Citation: This request is for variances from the provisions of Article 1, Sections 1.4 and of Article 9, Section 9.1.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of three (3) residential main uses on one lot of record with insufficient lot depth.

Requested Waivers:

Section 1.4 – One Main Use

Permitted: 1 Use Proposed: 3 Uses Waiver: 2 Uses

Section 9.1.6 (Table 9.A) - Minimum Lot Depth

Required: 90' Proposed: 35' to 55' Waiver: 35' to 55'



ITEM 35– Docket Number: 151-15

Applicant or Agent: HRI Iberville, LLC, Housing Authority of New Orleans
Property Location: 1501 Bienville Street **Zip:** 70112
Bounding Streets: Bienville St., Conti St., N. Villere St., & Marais St.
Zoning District: RM-3 Multiple-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Multi-Family Residence **Square Number:** 160
Proposed Use: Multi-Family Residence **Lot Number:** A
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.11.7 (Table 4.K) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family residence with insufficient rear yard depth.

Requested Waiver:

Section 4.11.7 (Table 4.K) – Rear Yard Setback

Permitted: 20' Proposed: 4' Waiver: 16'



ITEM 36– Docket Number: 152-15

Applicant or Agent: HRI Iberville, LLC, Housing Authority of New Orleans
Property Location: 1559 Iberville Street **Zip:** 70112
Bounding Streets: Iberville St., N. Robertson St., Conti St., & Marais St.
Zoning District: RM-3 Multiple-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 186
Proposed Use: Multi-Family Residence **Lot Number:** 4
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K) and Article 15, Section 15.3.2 and Section 15.2.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family residence with insufficient minimum lot area per dwelling unit, insufficient minimum front yard depth, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:**Section 4.11.7 (Table 4.K) - Lot Area Per Dwelling Unit**

Required: 1,000 sq. ft. Provided: 805 sq. ft. Waiver: 195 sq. ft.

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (N. Robertson)

Required: 20' Provided: 0'. Waiver: 20'

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Iberville)

Required: 20' Provided: 2'-4" Waiver: 17'-8"

Section 15.3.2 - Off-Street Loading Spaces

Required: 3 Spaces Provided: 1 Spaces Waiver: 2 Spaces

Section 15.2.1 - Off-Street Parking

Required: 83 Spaces Provided: 52 Spaces Waiver: 31 Spaces

**ITEM 37– Docket Number: 153-15**

Applicant or Agent: HRI Iberville, LLC, Housing Authority of New Orleans
Property Location: 1531 Bienville Street **Zip:** 70112
Bounding Streets: Bienville St., Conti St., N. Villere St., & N. Robertson St.
Zoning District: RM-3 Multiple-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** -2
Proposed Use: Multi-Family Residence **Lot Number:** 185, 160
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.11.7 (Table 4.K) and Article 15, Section 15.3.2 and Section 15.2.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a multi-family residence with insufficient minimum lot area per dwelling unit, insufficient minimum front yard depth, insufficient off-street parking, and insufficient off-street loading.

Requested Waivers:

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (N. Robertson)

Required: 20' Provided: 7'-6" Waiver: 12'-6"

Section 4.11.7 (Table 4.K) - Minimum Front Yard Depth (Conti St.)

Required: 20' Provided: 10'-10" Waiver: 12'-6"

Section 15.3.2 - Off-Street Loading Spaces

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.2.1 - Off-Street Parking

Required: 83 Spaces Provided: 52 Spaces Waiver: 31 Spaces



ITEM 38– Docket Number: 154-15

Applicant or Agent: New Orleans Redevelopment Authority, Rebecca Margolis
Property Location: 3117 Industrial Court **Zip:** 70117
Bounding Streets: Industrial Ct., Clouet St., N. Roman St., & Louisa St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 7
Existing Use: Vacant Land **Square Number:** 788
Proposed Use: Greenhouse **Lot Number:** 49
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for variances from provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a greenhouse with insufficient lot area, lot width, lot depth, side-yard width and rear yard depth.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 20,000 sq. ft. Provided: 2,310 sq. ft. Waiver: 17,690 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Width

Required: 100' Provided: 30' Waiver: 70'

Section 4.6.7 (Table 4.F) – Minimum Depth Lot Depth

Required: 100' Provided: 77'-6" Waiver: 22'-6"

Section 4.6.7 (Table 4.F) – Minimum Width of Side Yard

Required: 10' Provided: 2' Waiver: 8'

Section 4.6.7 (Table 4.F) – Minimum Depth of Rear Yard

Required: 20' Provided: 9'-6" Waiver: 10'-6"



ITEM 39– Docket Number: 155-15

Applicant or Agent: Thomas B. Woodrell, Teala Watts
Property Location: 1016 Delaronde Street **Zip:** 70114
Bounding Streets: Delaronde St., Atlantic Ave., Pacific Ave., & Patterson Dr.
Zoning District: RD-3 Two-Family Residential District
Historic District: Algiers Point **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** 46
Proposed Use: Single-Family Residence **Lot Number:** 4B
Project Planner: Danica Adams, Brooke Perry (dcadams@nola.gov)

Request Citation: This request is for a variance from the provisions Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waiver:

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 100% Waiver: 60%

E. Director of Safety and Permits Decision Appeals – New Business

ITEM 40– Docket Number: 156-15

Applicant or Agent: Geocor Properties LLC
Property Location: 500 Elmira Avenue **Zip:** 70114
Bounding Streets: Elmira St., Evelina St., Eliza St., & Pacific Ave.
Zoning District: B-2 Neighborhood Business District
Historic District: Algiers Point **Planning District:** Planning
Existing Use: Bar **Square Number:** 97
Proposed Use: Bar **Lot Number:** 24

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 14, Section 14.5 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the loss of a non-conforming status of a bar.

F. Adjournment